

**WASHINGTON TOWNSHIP MUNICIPAL BUILDING
185 MANORS ROAD
ELIZABETHVILLE, PA 17023**

CONDITIONAL USE HEARING:

June 12, 2023

Applicant: John Riehl

Application Number: 2023-01

Board Members Present:

Glenn Stonerod Cynthia Stout
Gerald Lettich

Board Members Absent

Benjamin Brown Kevin Stadheim

Administrators and Others Present:

Donna Sitlinger – Board Secretary
Joseph Kerwin, Esq. – Board Solicitor
Ralph Hummel - Zoning/Codes Enforcement Officer
Robert Crabb - Roadmaster

Individual Representing Conditional Use Application:

John Riehl, Applicant/Landowner

Citizens: 17

Acting Chairman, Glenn Stonerod called the Conditional Use Hearing to order at 6:00 PM, followed by the Pledge of Allegiance and a moment of silence.

Solicitor Joseph Kerwin opened the Conditional Use Hearing. The proceedings were recorded by Court Reporter, Diane Foltz. Notice was duly advertised in the May 25, 2023, and June 1, 2023, publications of The Citizen Standard. A sworn statement of posting of the affected property has been submitted and adjoining properties to the east and south were notified.

John Riehl is requesting a Conditional Use, pursuant to §27-903.1 A or D of the Washington Township Zoning Ordinance. The applicant is proposing to convert a pre-existing structure into a hunting camp/cabin. The property which is the subject of the application is located at 280 Mohr Road, Millersburg, Dauphin County, PA 17061, and is located in a (CN) Conservation District and is tax parcel number 66-018-011/66-018-011-001-0001.

Testimony for the applicant:

John Riehl, Applicant/Landowner had no further testimony.

The following individuals provided public comments:

Toni Dockey, Glenda Botts, Shirley Kenno, Matt Kenno, Ben Barger, Glenda Botts for Laco Carr, Dave Barder, Lenny Radle.

Testimony- Township Staff:

Testimony was presented and exhibits entered by Ralph Hummel, Zoning/Codes Enforcement Officer. At the conclusion of his testimony, Mr. Hummel recommended Mr. Riehl sign a UCC Recreational Cabin Affidavit that contains seven criteria for excluding a recreational cabin from the construction requirements of the UCC. Mr. Hummel read the criteria: The cabin will be utilized for recreational activities only; will not be utilized as a domicile or residence by myself or any other person for any period of time; will not be used for any commercial purposes; will not exceed two stories in height (excluding the basement, if any); will not be used as a place of employment; will not be a mailing address for bills or correspondence; will not be listed as any

individual's place of residence on a tax return, driver's license, vehicle or voter registration. Questions were presented to Mr. Hummel by Dave Barder, Mick Dockey, Glenda Botts.

It was noted that the Washington Township Planning Commission approved Mr. Riehl's application per their June 5, 2023, meeting minutes.

Board of Supervisors – Questions/Comments:

The Board of Supervisors asked questions with either Mr. Riehl or Mr. Hummel responding.

Rebuttal by Applicant:

John Riehl stated that he is not trying to cause problems. The cabin is for his personal use and his intent is not to have crowds of people up there driving deer.

Supr. Lettich made a motion to go into executive session at 6:30 PM, second by Supr. Stout. Motion carried. The Board of Supervisors returned to open session at 6:44 PM.

The Board of Supervisors and Solicitor Kerwin continued with additional questions for Mr. Riehl and Mr. Hummel. Mr. Riehl advised he is agreeable to sign the UCC Recreational Cabin Affidavit and that the single-family dwelling and cabin cannot be connected to the on lot sewage disposal system simultaneously. Mr. Riehl commented that his tenant was notified that he has a year to move out of the single-family dwelling.

Supr. Stout made a motion to apply the following conditions to Mr. Riehl's proposed use of the property, second by Supr. Lettich.

1. Mr. Riehl to execute Form UCC-13 PA Labor and Industry UCC Recreational Cabin Affidavit.
2. Construction on the cabin is halted until the single-family dwelling is removed from the property and approval is obtained from the Sewage Enforcement Officer to connect the existing on lot sewage disposal system to the cabin.

Roll Call Vote: Stoneroad (yes) Lettich (yes) Stout (yes) Motion carried.

With no further testimony and comments presented, Supr. Lettich made a motion to conclude the Conditional Use Hearing, second by Supr. Stout. Conditional Use Hearing adjourned at 6:52 PM.

Respectfully submitted,



Donna M. Sitlinger
Secretary